

**MINUTES OF MEETING**  
**Springfield-Sangamon County Regional Planning Commission**  
**September 19, 2018**

**1. CALL TO ORDER.**

Chairman Larry Hamlin called the meeting to order at 9:33 AM.

**2. ROLL CALL.**

Mary Jane Niemann called the roll.

JULY 2018	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2019	FEBRUARY	MARCH	APRIL	MAY	JUNE	COMMISSION MEMBERS
X	X	X										Larry Hamlin, Chairman
X	X	X										Joe Gooden, Vice-Chairman
X	X	X										Kenneth Springs, Secretary
X		X										Mayor Jim Langfelder – <u>B. Drew</u>
X	X	X										Andy Van Meter – <u>B. McFadden</u>
X	X	X										Alderman Joe McMenamin
		X										Alderman Andrew Proctor
												Greg Stumpf – J. Stone
X												George Preckwinkle – C. Stratton
		X										Leslie Sgro – <u>E. McKinley</u>
X	X	X										Frank Vala – <u>R. Blickensderfer</u>
	X	X										Brian Brewer – <u>F. Squires</u>
X	X	X										Dick Ciotti – <u>J. Jacobs</u>
	X											Jeff Vose
X	X	X										Greg Kruger
		X										Eric Hansen
X	X	X										Val Yazell

**Others**

Kate Downing  
Jason Graham

**Staff**

Molly Berns  
Ethan Hendricks  
Shannan Karrick  
Steve Keenan  
Jordan Leaf  
Mary Jane Niemann  
Emily Prather  
Joe Zeibert

**3. MINUTES OF MEETING.**

Chairman Hamlin asked if there were any additions or corrections to the minutes of the August 15, 2018 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

**4. MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Policy Board. Chairman Hamlin stated that there will be a meeting of the Executive Policy Board immediately following the October 17 Regional Planning Commission meeting for the purpose of reviewing the Commission's budget submission for the upcoming fiscal year. He noted that the Executive Policy Board is made up of the County Board Chair, or his designee; the Mayor, or his designee; the Regional Planning Commission's officers (Chairman Larry Hamlin, Vice-Chair Joe Gooden, Secretary Ken Springs); the member at large (Commissioner Val Yazell); and the representative of special districts (Commissioner Dick Ciotti or his designee, Gregg Humphrey).

**5. REPORT OF OFFICERS.**

There was no report of officers.

**6. REPORT OF THE EXECUTIVE DIRECTOR.**

**A. Executive Policy Board Meeting** – Molly Berns stressed the importance of member attendance at next month's Executive Policy Board meeting as the SSCRPC's budget submission of the upcoming fiscal year will be discussed. The proposed budget will then be submitted to the County Board for approval.

**B. Presentations** – Berns noted that Kate Downing will be giving a short presentation later on in this meeting regarding the Sangamon Menard Area Regional Transit program. Interest was expressed at last month's Commission meeting in having staff presentations or guest speakers at each meeting. The goal in having speakers is to educate the Commission members not only what the staff is working on, but what is going on in the Springfield/Sangamon County area. Berns stated that she has asked Eric Berglund from the Land of Lincoln Economic Development Corporation to be the guest speaker next month and is awaiting his confirmation.

**7. CORRESPONDENCE.**

There was no correspondence.

**8. PUBLIC HEARING.**

There was no one who wished to address the Commission.

**9. COMMITTEE REPORTS.**

**Land Subdivision Committee (LSC)** – There was one project, located within the City of Springfield's subdivision jurisdiction, to be reviewed and acted upon by the Planning Commission this month:

**Kreston Place  
Preliminary Plan**

Description: Pt. NW ¼, Section 1, T15N, R6W (Located along South Koke Mill Road and Old Jacksonville Road)

**LSC Action:** Recommend approval of a Variance of Sec. 153.158(B)(4) – Lot Arrangement – to eliminate the 10’ additional yard requirement along Greenbriar Drive and recommend approval of the preliminary plan.

Joe Zeibert stated that the preliminary plan addresses phasing, utilities and drainage. Zeibert noted that this development is located south of Old Jacksonville Road, west of Koke Mill Road. Approximately 100 of the 150 lots have already been platted. The revised preliminary plan was submitted due to the straightening of Lasater Road. The original plat showed a park, but the revised preliminary plan does not due to the new Comprehensive Plan not showing a park in that area and the developer will now develop those lots. Ordinance requires an additional 10’ setback in addition to the existing zoning setback for screening along arterials for residential lots. Due to the alignment of Greenbriar Drive which limits the feasibility of the development of those lots, the developer requested a variance of that requirement.

Commissioner Joe McMenamin asked about the location of the development and the area yet to be developed. Zeibert clarified the location of the development and area remaining to be developed. Commissioner McMenamin asked if approval of the plan would mean connection of Greenbriar Drive. Zeibert said a portion would be completed with the next phase and the final connection done once the final plat is submitted for the final phase. Commissioner McMenamin asked who the developer was. Zeibert said Charlie Adams.

***Commissioner Andrew Proctor moved to concur with the action of the Land Subdivision Committee to recommend approval of a Variance of Sec. 153.158(B)(4) – Lot Arrangement – to eliminate the 10’ additional yard requirement along Greenbriar Drive and recommend approval of the preliminary plan. Frank Squires seconded the motion and the motion passed unanimously.***

For informational purposes, Zeibert then summarized a projects reviewed by the Land Subdivision Committee at their September 6, 2018 meeting that do not require action by the Regional Planning Commission:

**Schwab Farms County Minor Subdivision – Final Plat**

Zeibert stated that this minor subdivision consists of 17 acres located at the northwest corner of Old Jacksonville Road and Farmingdale Road. The owners wish to divide off the existing house on a one acre lot (Lot 2) and remainder will be farmed as it currently is. The Land Subdivision Committee recommended approval of the final plat.

**Shirley City Minor Subdivision – Final Plat**

Zeibert stated that this minor subdivision consists of 2 lots on 5 acres located off of North Lake Road, south of Toronto/Woodside Road. Part of the acreage is being sold to an adjoining property owner and the one-time exemption has already been used which constitutes the need for the minor subdivision process. The Land Subdivision Committee recommended approval of the final plat.

### J.C. Penney City Minor Subdivision – Final Plat

Zeibert noted that an out lot will be created at the northwest corner of South Grand Avenue and Dirksen Parkway. He believes that a new Burger King will be located there. All infrastructure and necessary easements are in place. The Land Subdivision Committee recommended approval of the final plat.

### Centennial Pointe – 1<sup>st</sup> Addition – Final Plat

Zeibert stated that this development consists of 10 lots located off of Lenhart Road directly across from Centennial Park. A detention area is located north of Hope Church. This plat includes improvement of Lenhart Road and will not proceed until sign-off is received from the Office of Public Works / City Engineer. The Land Subdivision Committee recommended approval of the final plat.

## **10. UNFINISHED BUSINESS.**

There was no unfinished business.

## **11. NEW BUSINESS.**

There was no new business.

## **12. SPECIAL ANNOUNCEMENTS AND PRESENTATIONS.**

Kate Downing then addressed the Commission regarding Sangamon Menard Area Regional Transit (SMART). Downing stated that SMART service in Sangamon County began on Monday, September 17, 2018. As a rural transit provider, one end of each trip must occur in a rural area as defined by the Census. SMART operates in Menard and Sangamon Counties and is available for use by anyone as a door-to-door public transportation service. Rates for SMART service are: \$2.00 each way within Sangamon or Menard County, \$3.00 each way when travelling between counties, and children under the age of 8 ride free.

The Sangamon Mass Transit District (SMTD) also began service to the outlying communities of Riverton/Spaulding, Rochester, Sherman and Chatham. Access Sangamon may also be utilized to provide transportation for persons with disabilities who are unable to utilize the SMTD fixed-route bus service once eligibility requirements have been met.

Commissioner Joe Gooden asked if there were plans for inclement weather. Downing said passengers are asked for an emergency contact or cell phone number so that they may be notified if the service would be shut down due to inclement weather. SMART will stay in touch with the County Highway Department and the weather channel is always on in the SMART office. Downing said the County Board office will be responsible for notifying radio stations and Channel 20 if service would need to be shut down.

Potential passengers may visit the county's website ([www.co.sangamon.il.us](http://www.co.sangamon.il.us)), click on the SMART link, click on SMART coverage map, type in an address or indicate their location on the map to find out which service is available for their use.

Downing said brochures are available to the public via the county's website, by calling the SMART office (217-679-5009), or emailing Downing ([Kate.Downing@co.sangamon.il.us](mailto:Kate.Downing@co.sangamon.il.us)). Berns also requested copies of the brochure to have available to the public in the Planning Commission office.

Downing said it has been a slow roll out, but she is happy with the use of the service so far. Ridership so far has included transportation to medical appointments, shopping, visits to family in Menard County, and work.

**13. ADJOURNMENT.**

Chairman Hamlin noted that the next Regional Planning Commission meeting will be held on October 17, 2018 and reminded Executive Policy Board members of the meeting immediately following that meeting.

There being no further business, Commissioner Eric Hansen moved to adjourn. Frank Squires seconded the motion and the meeting adjourned at 9:54 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann  
Recording Secretary